

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

15-108A-F, H-J

Orleans

V

EAS.677-
687

Town/City: Town of Eastham

Place: 1975 State Highway

Name of Area: Windward Cottages (historic) Cottage Grove Condominiums (current)

Present Use: residential condominium

Construction Dates or Period: 1926-1954

Overall Condition: good

Major Intrusions and Alterations: none

Acreage: 2.69 acres

Recorded by: Larson Fisher Assoc., Inc./Kathryn Grover

Organization: Eastham Historical Commission

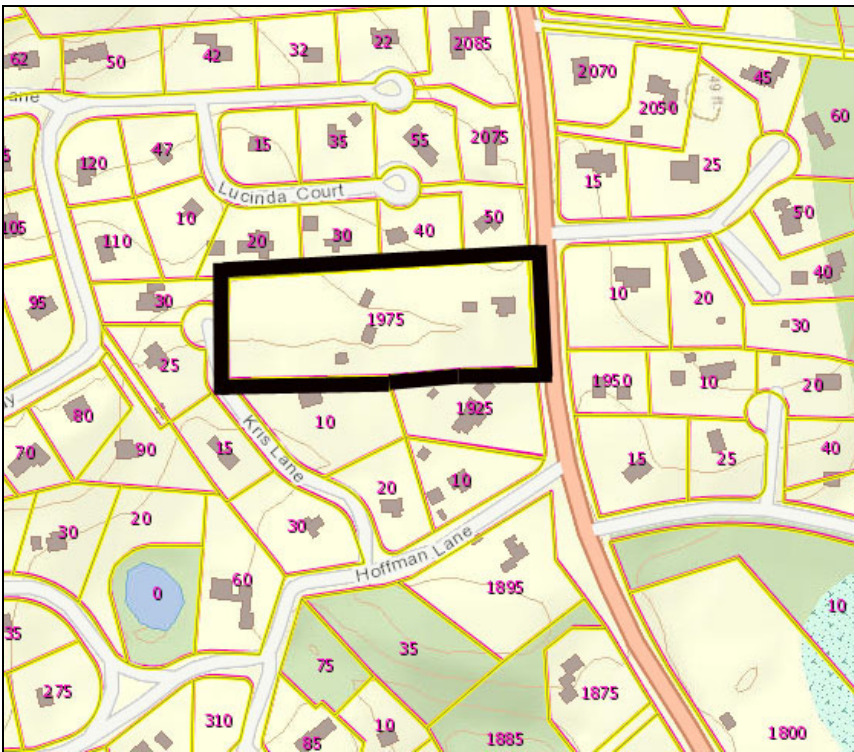
Date: May 2013

Photograph



View from west.

Locus Map (north at top)



This map image does not accurately show all the cottages in Cottage Grove.



Sign on highway

☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The subject property, now known as Cottage Grove, is located on a relatively level tract of land on the west side of State Highway/Rt. 6. It contains twelve buildings—a main house and garage plus nine individual cottages and a shed. A single curb cut on the highway provides access to the property and an unimproved loop driveway that begins about 80 feet west of the road right-of-way serves the cottages. An identifying ground-mounted sign is located to the north of the curb cut. The property extends quite a ways behind the westernmost cottage having frontage on the Kris Lane cul-de-sac. There are many mature coniferous and evergreen trees and shrubs and a few deciduous trees landscaping the property with the western portion being thickly wooded. Here and there are brick or stone paths leading up to individual cottage entries. A small wood frame shed that houses water heaters for cottages 1, 2 and 3 is located to the northwest of the cottages.¹ All the cottages had interior remodeling done in 2001.² In 2004 the cottage colony was converted to condominium ownership which left the bulk of the land in common ownership and established nine private lots surrounded by the common area.

The main house (Unit 11), presumably built by Henry Clark who was a carpenter by trade, is a large Bungalow with shed dormers on the front and rear of its gable roof (broken-eave on the rear). Wide overhanging eaves provide architectural interest. There is a brick center chimney. A half-width front porch has been glazed to create a three-season porch. The current entrance is from the south side of the porch and a large, hipped-roof sunporch is located to its left. A small one-story lean-to with skylight extends from the right rear (northwest) corner of the house. The first floor windows are six-over-one sash, except for one small diamond-paned window to the rear of the sunporch. Upper story windows are the three-over-one Craftsman type with vertical muntins. To the west of the house is a detached garage with front gable roof and single vehicular bay having swing doors. Like the house, it has wide overhanging eaves and dormers on both sides of its gable roof. Both buildings are clad with wood shingles and have wood trim. A high wood privacy fence surrounds most of this lot, along the highway right-of-way in a zigzag fashion (south of the driveway entrance as well). Extending along the west property line the fence separates this lot from the rest of the cottages.

The cottages have a unified architectural treatment, although there are a variety of plans. All have wood shingle siding, white corner boards, cornice and trim; black doors, shutters, and window boxes; and six-over-six windows. Unit 9 also replicates this treatment, but with some white-painted French doors. It contains 526 square feet. Because of its much larger and square footprint and central location Unit 9 was probably originally a common clubhouse prior to the colony's conversion to condominium ownership. It now has three rooms. Most of the cottages are supported by concrete piers, while a few of the larger units have full concrete block foundations.

Unit 1 has a three-bay front facade with center entrance and a small rear ell/lean-to. It contains 288 square feet and has four rooms. Its front door has a six-light window. The three-room Unit 2 has only two bays on its front facade but has a gable-roofed recessed ell off the left side that projects beyond the rear facade. Unit 3, another of the smallest cottages with 240 square feet and three rooms, has a projecting screened front entry vestibule under an extension of the gable roof.

One of the larger cottages, Unit 4 has 619 square feet and a linear footprint. The front entrance is on the narrow one-bay gable end wall facing north; the door has six panels and no window. A rear ell provides for a two-bay south side. The facade that faces the driveway is quite long, though only three bays, but it includes a three-part picture window. A wood deck extends off the rear.

Unit 5 is a five-room cottage having a three-bay front facade with center entrance. It features a small entry porch with paired support posts painted white; the front door is paneled. A recessed one-bay-wide ell extends from its right (northeast) side. Units 6 and 7 are contained on the same condo lot. Unit 6 is a three-room cottage with one bedroom. Its entrance is in the gable end wall of the right (east) side recessed ell. A small porch is on the rear left corner over which the gable roof extends. Unit 7, the smallest of the cottages in the complex, contains only a bedroom and bathroom as revealed by its two-bay front facade and very small recessed right (east) side ell. Its front door has a small two-light window. One of the larger cottages, Unit 8 contains 267 square feet and four rooms. It has a four-bay front facade and a rectangular footprint.

¹ Town of Eastham records, building permit application dated July 10, 2000.

² Ibid., building permits dated Nov. 15, 2001.

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HISTORICAL NARRATIVE

The residential condominium complex now known as Cottage Grove includes nine cottages, a house, and several outbuildings that were built between 1931 and 1954 by Eastham native Henry E. Clark. The overnight cabins were earlier known as Windward Cottages. The complex occupies land that was once part of the large holdings of Eastham's Paine family, in this instance land on the west side of State Highway that had belonged to Micah Sherman Paine (1826-1911) and his wife, Hannah Mayo Crosby Paine (1828-1904), an Orleans native. Micah Paine's father, Joshua Paine (1799-1878), owned land in this area, as labeled on the 1858 Barnstable County map. Just south and on the east side of State Highway from the subject property was a tract owned by his younger brother Elkanah Knowles Paines (1806-84). These two branches of the family were at least twice more interrelated in later generations. Elkanah K. Paine's son Thomas married his uncle Joshua's daughter Deborah Sherman Paine (1835-1913), while very late in life Elkanah Paine's younger son Isaac (born in 1841) married Alice Augusta Paine (born in 1863), the daughter of Micah S. Paine and granddaughter of Elkanah's brother Joshua Paine.

Until her marriage to Isaac Paine in 1915 (he was a seventy-four-year-old retired plumber, married twice before, and she was fifty-two years old, never before married), Alice Augusta Paine lived in the 1895 State Highway household (EAS.23) of her parents Micah S. and Hannah Paine. Her mother died in 1904 and her father in 1911; she apparently continued to live in her childhood home until her marriage, when she moved to Brookline. Tax records for 1926 show her with one house, probably her parents' home, a garage, and a water system on three acres; she also owned 17.5 acres in other tracts. Isaac Paine died between 1930 and 1935, and by the latter year Alice A. Paine had moved to her parents' Eastham homestead. The 1940 census shows her living there with a housekeeper and a nurse.

In September 1923 Alice Paine sold a parcel of 30,000 square feet from her father's homestead to Henry E. Clark, and in 1938 she sold another two-acre piece to Clark and his wife Dorothy.³ Born in 1896 in Eastham, Henry Edward Clark was the son of Nathan P. and Etta C. Hill Clark. His father was a farmer. By 1917, when he registered for the draft, Henry E. Clark was working as a carpenter for Harvey T. Moore of Eastham. In the late 1920s he married Dorothy Caroline Freeman of Whitman, and by 1930 they were living on State Highway in a house he owned (and probably built); by then he and his wife Dorothy had a son, Richard Freeman Clark, born in 1929. Clark was working as a carpenter for Eastham's Delbert Johnson by 1942.

Tax records for 1926 show Clark with a two-car garage and an acre of land. The same records for 1931 show him with a house valued at \$3000 (now Unit 11), a two-car garage (Unit 10), a poultry house, and an acre of land. By 1937 he was taxed on the house, garage, henhouse, .7 acres, a "double camp" (valued at \$200) and a "camp house" valued at \$110. Tax records for 1947 show Clark with the double and single camp on this lot and no other buildings (not even, for some reason, the house and garage earlier taxed), but by 1954 the same parcel had a house valued at \$3300, the two-car garage, a hen house, four "double cabins" together assessed at \$1320, two "single cabins" together valued at \$440, and three "camp houses" assessed at \$170, \$300, and \$350.⁴ Deeds, tax records, and censuses thus document that Clark built the garage at 1975 State Highway between 1923 and 1926, the house between 1926 and 1930, two of the Windward Cottage units between 1931 and 1937, and the other seven between 1947 and 1954.

The Clarks owned the cottage colony at 1975 State Highway until 1962, when they sold them and the two parcels (together 2.69 acres) they occupied to James W. and Helen A. Rawl of Ridgewood, New Jersey. The Rawls sold the complex five years later, and the property changed hands twice more by November 1999, when Grove Properties acquired it. Five years later this realty company converted the overnight cabins to condominium ownership.⁵ The house on the property is shown on the master site plan as Unit 11; its garage, which now includes office space, is shown at Unit 10. Each is two stories. According to the master deed the nine units are all one story and are supported either by wood pilings, cement blocks, or brick or stone supports. The master deed states that Units 6 and 7 and Units 10 and 11 are each to be conveyed as single units. The cottages range from 222 to 619 square feet and from three to five rooms.

Unit 1: The town ascribes a 1940 construction date to Units 1 and 2, which are the southernmost cottages on the 1975 State Highway lot. If these are indeed the oldest units in the complex, Unit 1 is very likely the "double camp" shown in

³ Alice A. Paine, Brookline, to Henry E. Clark, 17 September 1923, Barnstable County Registry of Deeds (hereafter cited as BCD) 406:22; Alice A. Paine to Henry and Dorothy Clark, 9 March 1938, BCD 537:85.

⁴ Clark and his wife also owned two lots in a subdivision at Nauset Beach, one of them with a cottage valued at \$2500.

⁵ Henry E. and Dorothy C. Clark to James W. and Helen A. Rawl, Ridgewood NJ, 29 June 1962, BCD 1163:470; James W. and Helen A. Rawl, Ridgewood NJ, to Vincenzo J. and Angelina L. Arnone, Waltham, 17 August 1967, BCD 1375:964; Vincenzo J. and Angelina L. Arnone to Vitie J. and Virginia G. Stakun, Pepperell, 12 June 1970, BCD 1475:995; Vitie J. and Virginia G. Stakun, Pepperell, to James R. and Judith A. Kostas, Acton, 7 May 1976, BCD 2345:230; James R. and Judith A. Kostas to Grove Properties, 22 November 1999, BCD 12770:76; Grove Properties, 1975 State Highway, master deed of Cottage Grove Condominium, 5 June 2004, BCD 18683:35. See also "Master Plan Cottage Grove Condominium 1975 State Highway Route 6 Eastham, MA," 28 April 2004, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 591:52.

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1937 Eastham tax records, while Unit 2 would be the “camp house” listed there. In June 2004 Grove Properties sold the unit to Thomas S. and Karen A. Harmon, the current owners.⁶

Unit 2: Unit 2, probably one of the original two cottages in the complex, is 222 square feet. In November 2004 Nancy O’Halloran of Stoneham acquired the property and still owns it.⁷

Unit 3: This is at the southwest corner of the complex, and though the town dates it to 1940 it was built between 1947 and 1954. Grove Properties sold it to current owners Richard and Susan Keith of Stamford, Connecticut, in October 2004.⁸

Unit 4: Unit 4 is the largest of the nine cottages and is one of only two units (the other being Unit 5) with five rooms. Current owner Rhonda Zangwill of New York City acquired the unit in June 2005.⁹

Unit 5: is at the northwest corner of the complex. Michael J. Dinapolli of Naugatuck, Connecticut, bought the unit in June 2004 and sold it to current owners Elyse Zandonella and Meredith L. Stannard of Vachon, Washington, in 2007.¹⁰

Units 6 & 7: Grove Properties sold Units 6 and 7 as one to current owners Edward Jekot and Pamela Sharrock of Columbus, Ohio, in 2007.¹¹

Unit 8: Current owners Catherine and Joseph Marganski of Guilford, Connecticut, acquired it from Grove Properties in 2008.¹²

Unit 9: The current owner of this cottage, Lisa Hull of Wellfleet, bought it in 2004.¹³

Units 10 & 11: Grove Properties sold the two units as one to Mary Blocher and Marianne Iauco of Watertown in June 2004. They are the current owners.¹⁴

⁶ Grove Properties to Thomas S. Harmon Sr. and Karen A. Bergeson Harmon, 29 June 2004, BCD 18774:286.

⁷ Grove Properties to Nancy O’Halloran, 3 November 2004, BCD 19209:139.

⁸ Grove Properties to Richard and Susan Keith, 15 October 2004, BCD 19140:271.

⁹ Grove Properties to Rhonda Zangwill, 3 June 2005, BCD 19901:114.

¹⁰ Grove Properties to Michael J. Dinapoli, 8 June 2004, BCD 18688:297; Dinapoli to Elyse Zandonella and Meredith L. Stannard, 20 April 2007, BCD 21970:43.

¹¹ Grove Properties to Edward Jekot and Pamela Susan Sharrock, 31 July 2007, BCD 22230:220.

¹² Grove Properties to Catherine Kierman Marganski and Joseph J. Marganski Jr., 15 February 2008, BCD 22675:291.

¹³ Grove Properties to Lisa Hull, 21 June 2004, BCD 18734:331.

¹⁴ Grove Properties to Mary Blocher and Marianne Iauco, 10 June 2004, BCD 18717:312.

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Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.

Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

Data Sheet for Cottage Grove Condos - Built 1926-1954

MHC #s	Map	Parcel	Ext	St #	Street Name	Date Built	Style/Form
EAS.677	15	108	J	1975	STATE HWY - units 11	1926-1930	1-story Bungalow - Res. Condo
EAS.678	15	108	J	1975	STATE HWY - unit 10	1923-1926	1.5-story garage for unit 11
EAS.679	15	108	A	1975	STATE HWY - unit 1	1947-1954	1-story cottage - Res. Condo
EAS.680	15	108	B	1975	STATE HWY - unit 2	1947-1954	1-story cottage - Res. Condo
EAS.681	15	108	C	1975	STATE HWY - unit 3	1947-1954	1-story cottage - Res. Condo
EAS.682	15	108	D	1975	STATE HWY - unit 4	1947-1954	1-story cottage - Res. Condo
EAS.683	15	108	E	1975	STATE HWY - unit 5	1947-1954	1-story cottage - Res. Condo
EAS.684	15	108	F	1975	STATE HWY - unit 6	1947-1954	1-story cottage - Res. Condo
EAS.685	15	108	F	1975	STATE HWY - unit 7	1947-1954	1-story cottage - Res. Condo
EAS.686	15	108	H	1975	STATE HWY - unit 8	1931-1937	1-story cottage - Res. Condo
EAS.687	15	108	I	1975	STATE HWY - unit	1931-	1-story cottage - Res.

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				9	1937	Condo
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Master site plan for Cottage Grove Condominium (BCP 591:52), with unit numbers referred to in text and data sheet.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial views from west, left, and east, right (photos courtesy of Bing Maps online).



EAS.677: Main house, Unit 11, view from south.



EAS.678: Garage, Unit 10, on same parcel as & west of main house.

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EAS.679: Unit 1, view from northeast.



EAS.680: Unit 2, view from north.



EAS.681: Unit 3, view from east.



EAS.682: Unit 4, view from northeast.



EAS.682: Unit 4, view from southeast.



EAS.683: Unit 5, view from southeast.

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EAS.684 & 685, Units 6 & 7, respectively, are on the same condo lot; view of Unit 6, left, is from southwest. View from southeast of Unit 7, right.



EAS. 686: Unit 8, view from south.



EAS.687: Unit 9, view from east.



EAS.687: View of Unit 9 from southwest.



EAS.687: View of Unit 9 from northeast.